066.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	927,200 / 927,200
					USE VALUE:	927,200 / 927,200
					ASSESSED:	927,200 / 927,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COLLINS JOHN P IV & PAULA P	
Owner 2:		
Owner 3:		
Street 1:	16 RICHFIELD ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	COLLINS JOHN P -
Owner 2:	POMIANOWSKI PAULA A -
Street 1:	16 RICHFIELD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,557 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1928, having primarily Brick Veneer Exterior and 1876 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6557.000	492,100	3,400	431,700	927,200
Total Card	0.151	492,100	3,400	431,700	927,200
Total Parcel	0.151	492,100	3,400	431,700	927,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 494.30 | /Parcel: 494.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	42242
GIS Ref	
GIS Ref	
Insp Date	11/14/18

!5663!

PREVIOUS ASSESSMENT

Parcel ID: 066.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	492,000	3400	6,557.	431,700	927,100	927,100	Year End Roll	12/18/2019
2019	101	FV	409,600	3400	6,557.	400,900	813,900	813,900	Year End Roll	1/3/2019
2018	101	FV	409,600	3400	6,557.	400,900	813,900	813,900	Year End Roll	12/20/2017
2017	101	FV	409,600	3400	6,557.	351,500	764,500	764,500	Year End Roll	1/3/2017
2016	101	FV	409,600	3400	6,557.	320,700	733,700	733,700	Year End	1/4/2016
2015	101	FV	357,900	3400	6,557.	283,700	645,000	645,000	Year End Roll	12/11/2014
2014	101	FV	357,900	3400	6,557.	268,300	629,600	629,600	Year End Roll	12/16/2013
2013	101	FV	357,900	3400	6,557.	255,300	616,600	616,600		12/13/2012

PRINT

Date	Time
12/10/20	20:31:18

LAST REV

Date	Time
04/16/19	14:55:32
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5663

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLLINS JOHN P,	62041-193		6/18/2013	Convenience	1	No	No		
PARKER JEFFREY	54003-458		12/16/2009		639,000	No	No		
WEIKLE LAURA J/	45523-422		6/30/2005		595,000	No	No		
WEIKLE LAURA	27754-10		10/8/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/1996	139		3,400					REMODEL BATHROOM

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	MEAS&NOTICE	BS	Barbara S
12/22/2008	Meas/Inspect	294	PATRIOT
12/6/2005	MLS	HC	Helen Chinal
10/5/1999	Meas/Inspect	267	PATRIOT
7/26/1993		EK	
12/22/1989	Meas/Inspect	294	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42242
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6557		Sq. Ft.	Site		0	70.	0.94	12									431,698						431,700	

Total AC/HA: 0.15053 | Total SF/SM: 6557 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 431,698 | Spl Credit | Total: 431,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20976114
Const Adj.:	1.01690829
Adj $ / SQ:	153.777
Other Features:	87250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	515857
Depreciation:	23729
Depreciated Total:	492127

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

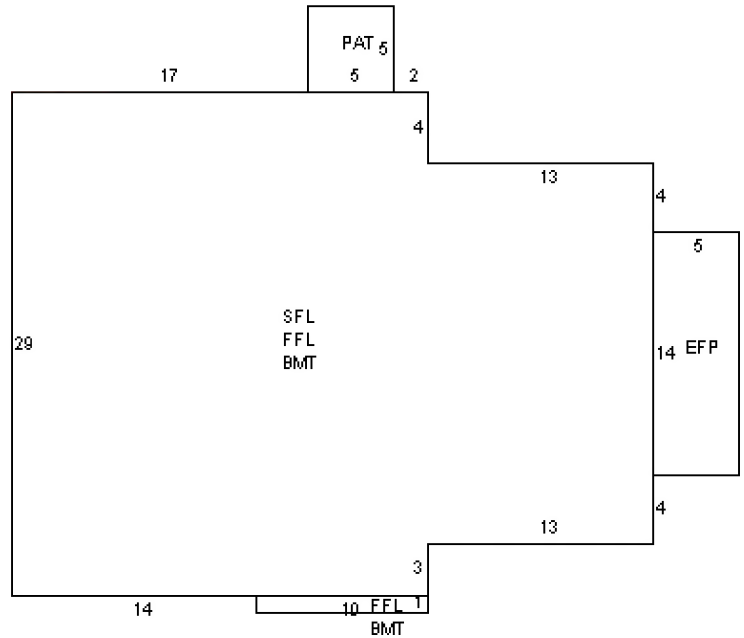
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	186.07
Special Features:	0	Val/Su Net:	166.08
Final Total:	492100	Val/Su SzAd	262.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	992	46.130	45,764
FFL	First Floor	992	153.780	152,547
SFL	Second Floor	884	153.780	135,908
EFP	Enclos Porch	70	67.240	4,707
PAT	Patio	25	6.100	153

Net Sketched Area:	2,963			Total:	339,079
Size Ad	1875.7999	Gross Are	3061	FinArea	1876

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 066.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1928	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400

IMAGE

AssessPro Patriot Properties, Inc